

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MAY 15, 2018 IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, May 15, 2018 at 4:00 p.m., in the Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chair	Ida-Meri deBlanc	Present
Vice Chair	John Erickson	Excused
Commissioners	Jorge Olguin	Present
	Craig Backus	Absent
	Deborah Hunseder	Present

Staff:

Community Development Director	Jodie Filardo
Planning Manager	Beth Escobar
Project Manager	Mike Gray

Other members of the audience:

Janice Benatz, resident
Kelly Helgeson, Cottonwood resident
Joe Link, Shephard-Wesnitzer Engineering
Halie Chavez, Verde Independent
Michael Lindner, resident
Other unidentified members of the public

1. **CALL TO ORDER:** Chair deBlanc called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Director Filardo called the roll.
3. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing Staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES**.

There was no public comment.

4. **MINUTES:**

- a. Consideration of the Regular Meeting Minutes of April 17, 2018.
Commissioner Hunseder moved to approve the Regular Meeting Minutes of April 17, 2018. Commissioner Olguin seconded the motion. The motion passed unanimously.

5. REPORTS:

Chairpersons and Members Report: Chair de Blanc stated Clarkdale was a fabulous place to live.

Commissioner Hunseder stated the Verde Valley Wine Festival was a successful event.

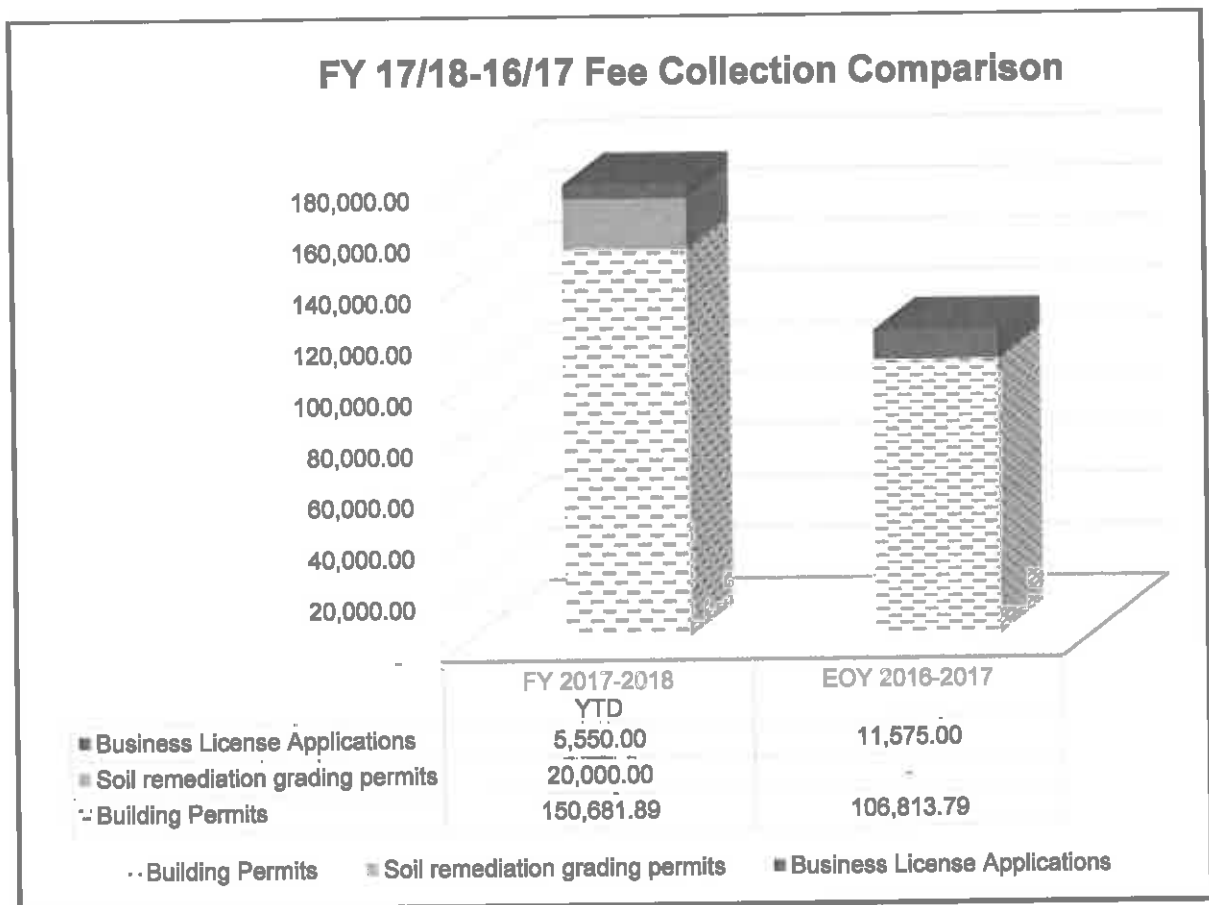
Director Filardo thanked Commissioner Hunseder for managing this project.

Director's Report:

YTD Metrics as of April 2018 (83% complete) –

Building Permit Fees Collected = 211% of annual goal of \$81,000.

Business License Applications = 69% of annual goal of \$8,000.



Open Projects – Balances due reflect permits awaiting pickup in CDD

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE
ACC - ACCESSORY STRUCTURE	16	125.00
BP - BUILDING OTHER	8	0.00
BP - BUILDING REMODEL	16	2,576.40
BPC - BUILDING COMMERCIAL	1	0.00
BPR - BUILDING RESIDENTIAL	47	7,604.10
CU - CONDITIONAL USE	1	0.00
DECKS - DECKS	1	0.00
DM - DEMOLITION	2	0.00
DRB - DESIGN REVIEW BOARD	1	0.00
EG - EXCAVATING & GRADING	5	0.00
ELECTRICAL - SOLAR	12	0.00
EP - ELECTRICAL	3	0.00
GSM - GRADING - SOIL REMED.	220	11,690.00
MH - MANUFAC HOME	1	0.00
PL - PLUMBING	2	0.00
RE-ROOF - RE-ROOF	6	0.00
SG - SIGN	2	0.00
SWIMPOOL - SWIMMING POOL	4	0.00
WF - WALL/FENCE	9	0.00
*** TOTALS ***	357	21,995.50

Project updates.

United Verde Soil Program. Excerpt from the Town Manager's staff report dated May 4, 2018.

'With regard to the Town Park remediation, things are moving along at a swift pace. GHD expects that all of the excavation in the Park will be completed by this Saturday, and they've already started installing electrical conduit and irrigations lines. They expect that all of the backfill will be completed in 10 +/- days. Based on recommendations from Dave Grondin (Green Earth Landscaping) and Pete Cure', we've changed the type of sod that will be installed to a version that will be better suited to the areas that are shaded by the trees in the park. Sod installation will occur later this month.

- The 6 new Aleppo Pine trees will be planted early next week.
- The slab for the Gazebo Plaza is scheduled to be poured the middle of next week.
- The new electrical service is scheduled to be upgraded by next week.
- The deteriorating concrete curbs around the playground equipment will be removed by our Public Works Crew next week.

There has been a need for almost daily inspections at the Town Park, and numerous responses per week to address in-the-field changes to plans. Given the aggressive schedule to finishing the park and getting it re-opened for our event season, the need to respond rapidly is stretching us to our limits. I continue to be impressed at our staff's flexibility and get-it-done attitude. The team from GHD has been equally accommodating while under great pressure to keep this job moving at a pace that's faster than any of us would prefer!

SBA Cell Tower in Bitter Creek Industrial Area. The cell tower construction is underway with the construction of massive footings necessary to support the 199' tower height.

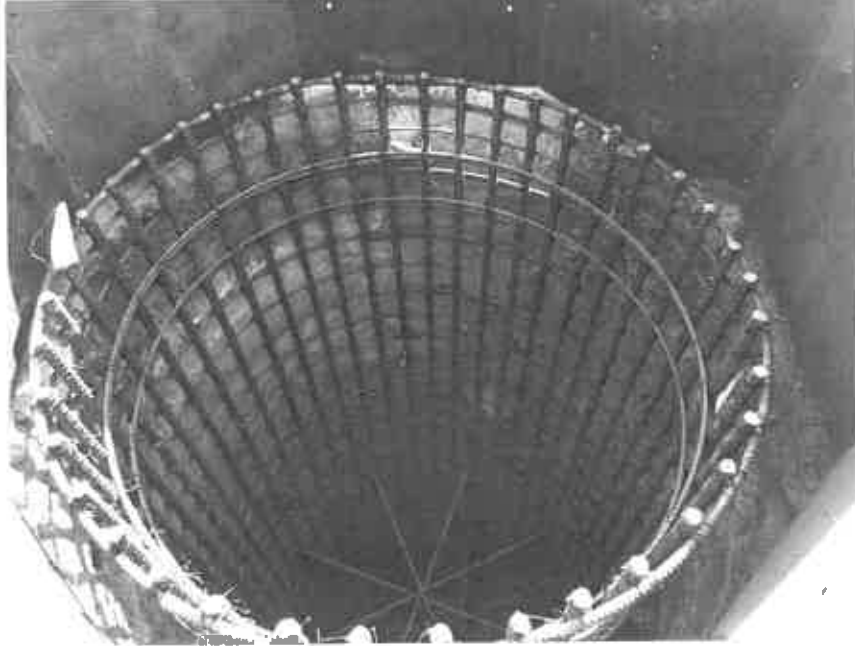


Figure 1 - Footing for the SBA cell tower in Bitter Creek

Economic Development.

Economic Development Plan Update. Turnout was good at the Healthy Community Pillar Economic Development Meeting. All of the attendees were passionate about encouraging a healthy community. Input focused on developing more outdoor space for people of all abilities to encourage healthy living. Dan Stookey, Vice President for Northern Arizona Health spoke to the meeting about the changes in leadership

and highlighted credentials of the new interim NAH President and CEO, Flo Spyrow.



Figure 2 - Healthy Community Pillar meeting

Further, twenty community members joined in a lively discussion during the Sustainable Clarkdale Economic Pillar meeting on Thursday, April 19. This concluded the four economic pillar meetings. Staff is working on collating the information and incorporating it into the plan.



*Figure 3 - The Sustainable Clarkdale Pillar meeting
Thomas Food Pantry*



Figure 4 - Presenting the St.

Experience Clarkdale:

Guss Espolt, Community Development Technician updated the Facebook, YouTube, and Experience Clarkdale banners and the icon photos. A new set of TripAdvisor ads were created for the month of May, so watch for Clarkdale when you visit TripAdvisor.

Events.

- 5-12-18 – The Verde Valley Wine Festival takes place. Check out verdevalleywinefestival.com for details.
- 5-19-18 – Flagstaff Friends of Traditional Music Contra Dance. Check out the Town's web site for details.
- 5-19-18 – First Summer Concert on the new View Deck behind Clark Memorial Clubhouse. Aces n Eights will be playing from 7-9pm. The concert admission is FREE as usual.
- 5-25-18 – First Summer Block Party, 6-9pm.

Planning Updates.

Elks Lodge Conditional Use Permit. Dave Puzas visited with staff last week. He represents the Elks Lodge. They have changed their minds and now plan to submit a rezone/conditional use permit application to allow for RV rental spaces on their site.

Ralph Clemmer met with staff last week also and they are preparing their zone change/replat application for submittal on May 15th for the June Planning Commission meeting.

6. NEW BUSINESS:

- a. **WORKSESSION: DISCUSSION/POSSIBLE ACTION regarding input on the draft Broadway Corridor Focus Area Plan. The Chair will open this discussion to the public for comments.**



Planning Manager Escobar summarized the staff report:

Background:

The Commission began review of the Broadway Corridor Focus Area Plan at the February 20th meeting. At the March 20th meeting the Planning Commission completed a vehicle tour of the corridor.

During the April 17th meeting the Commission heard from stakeholders and the public.

During the April meeting the Commission directed staff to schedule a general public discussion regarding the draft plan for the May regular meeting.

In preparation for this discussion, staff sent out a questionnaire to the five identified property owners and stakeholders.

At the time of this report, one questionnaire from Rain Spirit RV Resort has been returned. The owners of the resort, Gary and Kristen Clouston, did not identify any obstacles to their success.

Historic/Scenic Designation:

The Commission discussed the consideration of having Broadway Road designated as a historic or scenic road in April. Staff has verified that this portion of Broadway does not currently have a designation. This section of Broadway was abandoned as a state highway when construction of the SR 89A bypass was completed in 1938.

There are several things to consider when discussing a historic/scenic road designation including:

- Designation includes all state routes and U.S. highways in Arizona built between 1912 and 1955, excluding interstates.
- Historic roads tell the story of Arizona and the distribution of natural resources and the history of human settlement and land use.
- Broadway would qualify as a highway under the State road classification system.
- The impact of any proposed changes on the historic highway must be considered prior to construction. This does not prohibit change to the existing roadway, only requires a separate review to identify issues that may need to be addressed.
- The historic road designation would support future grant applications, especially grants from the Arizona Humanities Organization and Arizona Heritage Alliance (AZ Game & Fish).
- The portion of SR 89A through Jerome to Cottonwood is part of the ADOT historic road system. A copy of the ADOT publication for this road is attached. This is an example of the marketing and tourism leverage attached to an historic road designation.
- A scenic road designation could be applied for along with an historic road designation or submitted separately.

Strategies:

Based on input from the Commission, stakeholders and the public, staff has drafted the following strategies for the Broadway Corridor Focus Area:

- Develop guidelines for future development that controls traffic access, preserves view sheds and natural areas and establishes architectural recommendations for the corridor.
- Guidelines need to consider the impact of any new development on existing and future residents along the corridor.
- Develop an inter-connected trails plan for the east side of the corridor.
- Pursue an historic/scenic highway designation to leverage tourism along the corridor.
- Identify funding possibilities for one northbound and one southbound scenic rest stop.
- Explore additional alternatives for business signage.

Action Needed

This is a general discussion item so the Commission can have a conversation with the property owners/stakeholders and public. Staff would ask the Commission to provide direction on any additions or changes to the draft Broadway Corridor Focus Area Plan and/or whether this item is ready to move forward to Town Council for consideration.

Public Comment:

- Kelly Helgeson informed the Commission he is considering purchasing the eastern portion of the Paz & Cota Subdivision and would like to develop a manufactured home subdivision.
- Michael Lindner stated he didn't think the dates cited in the staff report regarding the construction of SR 89A were correct. He also stated that there is a Verde Canyon Railroad sign near the driveway entrance for Sedona Wellness. In addition, Mr. Lindner stated it is important to maintain the historic, rural look of the corridor. Mr. Lindner also presented a photo from the Broadway Corridor in the 1950's.

Commission Discussion:

The Commission discussed whether they want to include a strategy in the Broadway Corridor Focus Area plan to endorse a diversity of housing options.

Commission Direction:

The Commission directed staff to present a report at the June meeting regarding the current Clarkdale housing market including a discussion of what is currently available, market price, location and the availability of housing development for each of the residential zones.

7. FUTURE AGENDA ITEMS:

June 19, 2018 – Zone Change/Conditional Use Permit application for Jerome Elk's Lodge.
Commissioner Hunseder stated she will be unable to attend this meeting.

8. ADJOURNMENT:

- a. **Commissioner Olguin moved to adjourn the meeting. Commissioner Hunseder seconded the motion. The meeting was adjourned at 4:36 p.m.**

APPROVED BY:

A handwritten signature in black ink, reading "Ida deBlanc", written over a horizontal line.

Ida deBlanc
Chairperson

SUBMITTED BY:

A handwritten signature in blue ink, reading "Beth Escobar", written over a horizontal line.

Beth Escobar
Planning Manager